

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

October 15, 2008

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy
Commissioners Beavers, Butler, Daley, Gorman, Goslin, Peraica, Quigley,
Schneider, Sims, Steele and Suffredin (13)

Absent: Commissioners Claypool, Collins, Maldonado and Moreno (4)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

SECTION 1

Your Committee has considered the following numbered and described application requesting a public hearing before the Cook County Zoning Board of Appeals on a request for a Map Amendment on certain properties described therein:

291092 DOCKET #8384 JASON T. KICK, TRUSTEE OF JASON T. KICK REVOCABLE LIVING TRUST c/o Law Offices of John Toscas, 12616 South Harlem Avenue, Palos Heights, Illinois 60463, Owner, Application (No. MA-07-08; Z07160). Submitted by Alexander R. Domanskis, Boodell & Domanskis, LLC, 205 N. Michigan Avenue, Suite 4307, Chicago, Illinois 60601. Seeking a MAP AMENDMENT from the R-4 Single Family Residence District to the C-8 Commercial District to build office warehouses with a storage yard for owners use and other building contractors in Section 28 of Bremen Township. Property consists of 1.64 acres, located on the north side of 173rd Street, at 5000 West 173rd Street in Bremen Township approximately 1,250 feet west of Cicero Avenue in Bremen Township. County Board District #5. Intended use: Office/warehouse. **Recommendation: That the application be granted.**

The Cook County Zoning Board of Appeals to whom said application was referred, submitted Communications setting forth its findings and recommendations following public hearings held thereon, and recommended that said applications be granted subject to conditions as stated in the findings

Commissioner Goslin, seconded by Commissioner Butler, moved approval of Communication No. 291092. The motion carried unanimously.

SECTION 2

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

296762 DOCKET #8473 – S. & C. ZEBROWSKI, Owners, Application (No. V-08-87): Variation to reduce front yard setback from 40 feet to 30 feet; reduce right interior side yard setback from 15 feet to 7 feet for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.69 of an acre, located on the west side of South Mason Avenue, approximately 200 feet south of 129th Street in Worth Township, County Board District #6. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

296763 DOCKET #8474 – B. NACKER, Owner, Application (No. V-08-88): Variation to reduce left side yard setback from 15 feet to 5 feet for a proposed detached garage in the R-3 Single Family Residence District. The subject property consists of approximately 0.94 of an acre, located on the east side of Baltic Circle, approximately 132 feet west of Derby Road in Lemont Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Commissioner Butler, moved approval of Communication Nos. 296762 and 296763. The motion carried unanimously.

SECTION 3

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

296764 DOCKET #8476 – R. CLAPS, Owner, Application (No. V-08-90): Variation to reduce left side yard setback from 15 feet to 3 feet 6 inches; for a proposed addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the west side of Crest Avenue, approximately 541 feet south of Howard Street in Elk Grove Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: 52 surrounding homeowners signed petition; 8 homeowners appeared at the hearing and objected due to the area having flooding problems and the 3 feet 6 inch side yard setback. The Zoning Board of Appeals received numerous letters of objection citing same reasons and stating that applicant has plenty of room for expansion in rear yard without a variation. Letter from the President of the Forestview Homeowners Association stating this would be an 83% reduction. Letter from Elk Grove Township stating it may be an excessive request.

Commissioner Gorman, seconded by Commissioner Steele, moved to defer Communication No. 296764. The motion carried unanimously.

SECTION 4

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

296765 DOCKET #8477 – J. CAMPOBASSO, Owner, Application (No. V-08-91): Variation to reduce lot area from 40,000 square feet to 20,000 square feet (existing); reduce lot width from 150 feet to 100 feet (existing); and reduce left interior side yard setback from 15 feet to 10 feet (existing) for proposed additions in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the northwest corner of Laurel Lane and Blackhawk Drive in Schaumburg Township, County Board District #15. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Commissioner Schneider, moved approval of Communication No. 296765. The motion carried unanimously.

SECTION 5

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

296766 ROBERT WILKOWSKI, Owner, 18314 Glenwood-Thornton Road, Glenwood, Illinois 60425. Application (No. SU-08-06; Z08101). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the I-2 General Industrial District for a single family residence (existing) in Section 04 of Bloom Township. Property consists of 0.79 of an acre located on the west side of Glenwood-Thornton Road approximately 438 feet south of 183rd Street in Bloom Township, County Board District #6. Intended use: Continued use property and single family house.

Commissioner Steele, seconded by Vice Chairman Murphy, referred the following New Application to the Zoning Board of Appeals. The motion carried unanimously.

Commissioner Goslin, seconded by Commissioner Daley, moved to adjourn. The motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary